

REQUEST FOR COUNCIL ACTION

MEETING
1-06-03

73

AGENDA SECTION: PUBLIC HEARING-Continued Item	ORIGINATING DEPT: PLANNING	ITEM NO. E-1
ITEM DESCRIPTION: Type III, Phase II Restrictive Development #02-54 Preliminary Plan by Paul Myrhom to construct a 3,520 square foot building (2 story) to be used for a retail business (bike shop). The property is located in the R-2 (Low Density Residential) zoning district and the address is 2311 South Broadway.		PREPARED BY: Brent Svenby, Planner

December 31, 2002

NOTE: The original proposal has been revised and now proposes a 3,520 sq. ft building instead of a 4,224 sq. ft building. Please see the revised staff report for a review of the proposal.

Planning Commission Recommendation:

The Rochester Planning and Zoning Commission considered this application at a public hearing on November 13, 2002. At the hearing a number of neighboring property owners spoke in opposition to the proposal citing that a retail business didn't belong in the residential neighborhood and the amount of traffic that the business would generate. A petition, signed by 53 people, was also submitted in opposition of the proposal.

The Planning Commission reviewed this request according to the applicable criteria and standards in the LDM. **The Commission is recommending denial to construct a 4,224 square foot building to be used for a retail business.** The Commission found that this request is not consistent with those criteria and adopted the findings to the criteria as written in the staff report.

Ms. Rivas moved to recommend denial of Type III, Phase II Restricted Development Preliminary Plan #02-54 by Paul Myrhom to construct a 4,224 square foot building to be used for a retail business based on staff-recommended findings. Mr. Quinn seconded the motion. The motion carried 6-1 with Ms. Petersson voting nay and Ms. Wiesner abstaining.

Council Action Needed:

1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution either approving, approving with conditions, or denying this request based upon the criteria included in the staff report.

Attachment:

1. Revised Staff Report dated December 31, 2002
2. Minutes from November 13, 2002 CPZC meeting
3. Petition in Opposition of the Proposal

Note: 7 page petition
from neighbors sent
separately to Mayor &
Council.

J. N.

Distribution:

1. City Clerk
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday January 6, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.
5. Design Construction Options

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

CODE INFORMATION

ZONING: R2
 SITE AREA: APPROX. 41260 SF
 GREEN SPACE PROVIDED: APPROX. 33,210 SF
 TRASH: TO BE ENCLOSED OR SCREENED
 FLOOR AREA RATIO: 16.53 %
 PARKING: 853 SF / 200 SF = 5 SPACES (INCL 1 VAN ACCESSIBLE)
 OCCUPANCY: M (853 SF DEDICATED TO RETAIL SALES)
 CONSTRUCTION TYPE: Y-B
 BUILDING SIZE: 3299 SF (EXIST HOUSE) + 3520 SF (NEW RETAIL) = 6819 SF TOTAL
 SPRINKLERING: NO
 BUFFERYARDS: 10' WIDE BUFFERYARD "E" ALONG THE NORTH PROPERTY LINE
 SIGNAGE: SIGN STANDARD A
 LIGHTING: STANDARD "A" PER SECTION 632B OF THE L.D.M.
 BUILDING HEIGHT: 19'-10 5/16'

REVISION #3 12/17/12

DATE: 12/17/12
 DRAWING: 12/17/12
 KEYWORDS:

HONEST BIKE SHOP
 PROPOSED NEW BUILDING
 2311 SOUTH BROADWAY, ROCHESTER MN

THE EAST RIVER ROAD
 PROJECT NO. 12-001
 PLAN (A1) 12/17/12
 FILE: (A1) 12-001-12

design
 construction
 options

A1

RECEIVED
 DEC 13 2012
 ROCHESTER OLMDST
 PLANNING DEPARTMENT

REVISED

NORTH

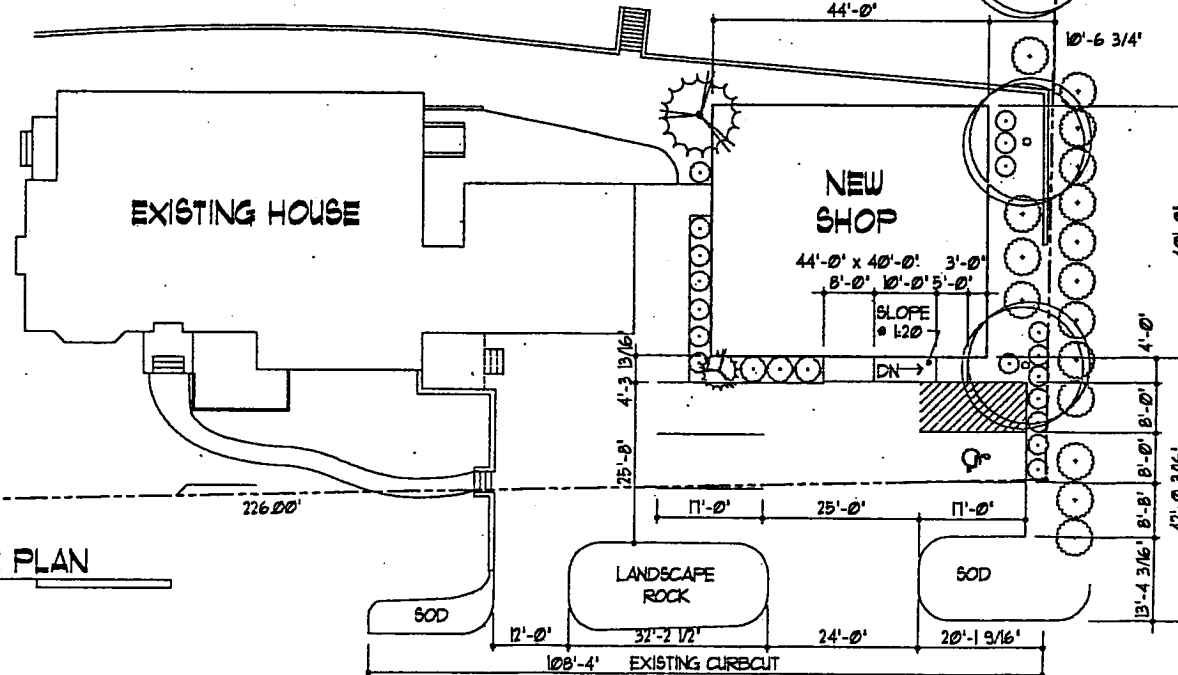
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
 OR REPORT WAS PREPARED BY ME OR UNDER
 MY DIRECT SUPERVISION AND THAT I AM A DULY
 REGISTERED ARCHITECT UNDER THE LAWS OF
 THE STATE OF MINNESOTA.

LISA A. MEYER

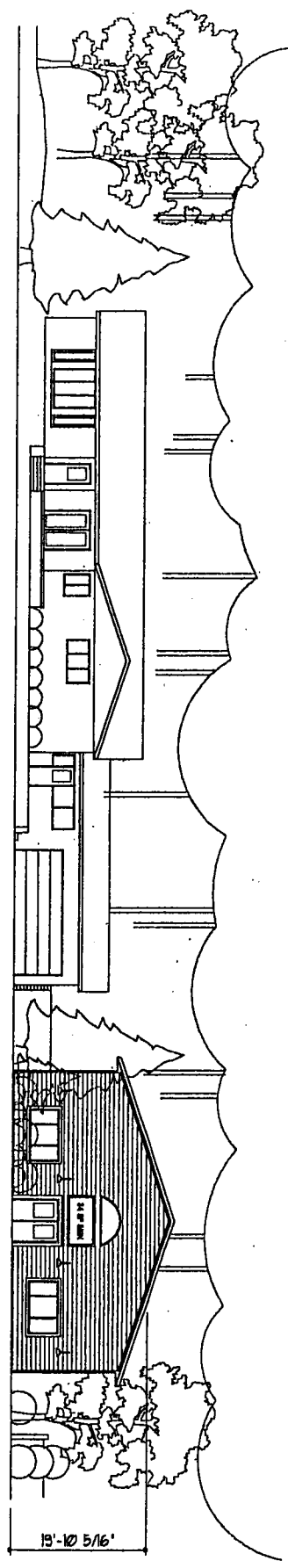
DATE: 12/17/12 REGISTRATION NO. 13569

192'-0"

1
 AI
 PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"



75



1
A2 SCHEMATIC ELEVATION
SCALE: 1/8" = 1'-0"



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
LISA A. BREWER
DATE: _____ REGISTRATION NO. 20049

A2

**design
Construction
options**

331 EAST RIVER RD NE
ROCHESTER, MN 55906
TEL: (507) 280-1996
FAX: (507) 280-1995

**HONEST BIKE SHOP
PROPOSED NEW BUILDING**

2311 SOUTH BROADWAY, ROCHESTER MN

DATE: 3/26/07
DRAWING: 1012841
REVISIONS:

REVISED 11/20/02

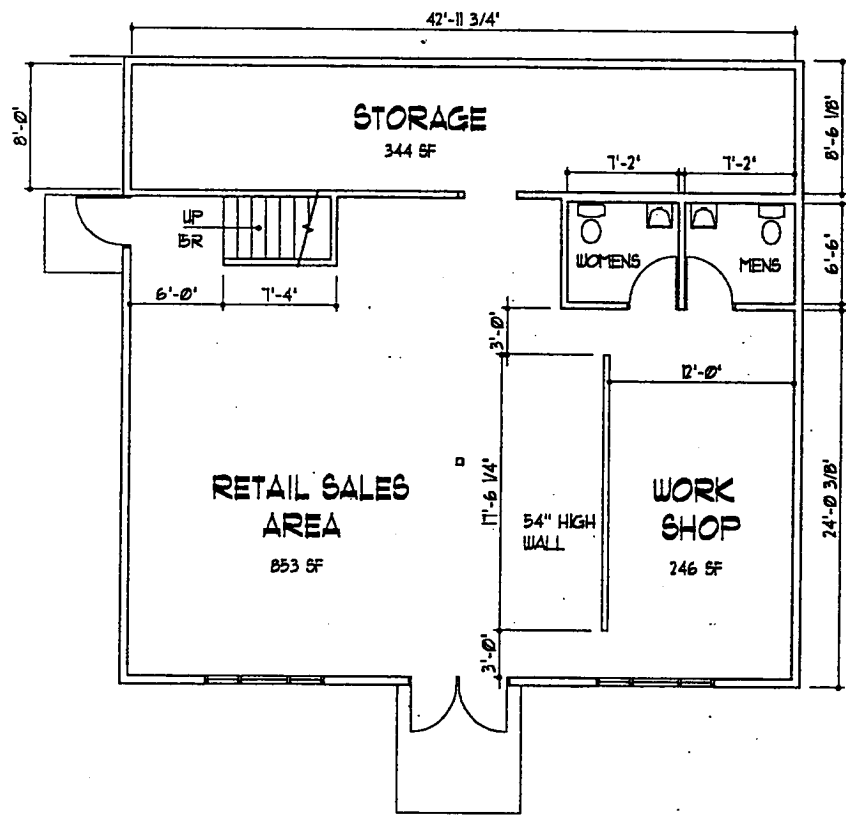
DATE: 11/20/02	DRAWN: JDE	REVISION:
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HONEST BIKE SHOP
PROPOSED NEW BUILDING
 2311 SOUTH BROADWAY, ROCHESTER MN

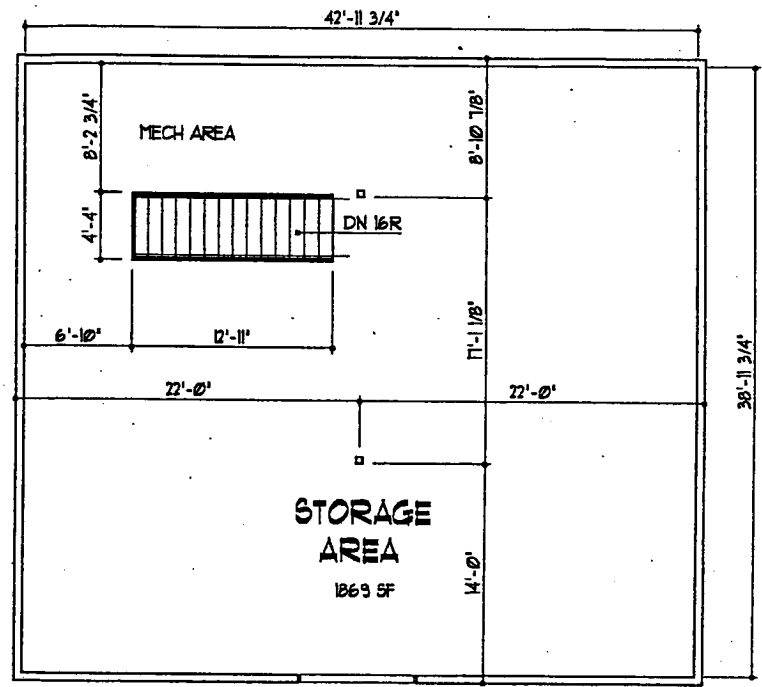
301 EAST RIVER RD NE
 ROCHESTER, MN 55906
 PH: (507) 255-1111
 FAX: (507) 255-1112

design construction options

A3



1
 A3
PROPOSED MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2
 A3
PROPOSED UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISED

NORTH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

LISA A. WEINER
 DATE: _____ REGISTRATION NO. 23595

272

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

77 /
DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 12/27/02

The Department of Public Works has reviewed the **REVISED** application for Restricted Development Plan #02-54 for the Honest Bike Shop (2311 South Broadway) proposal. The following are Public Works comments on this proposal from 11/5/02. New comments are indicated in **BOLD**, while prior comments that have been addressed or are no longer applicable are shown with ~~STRIKETHROUGH~~:

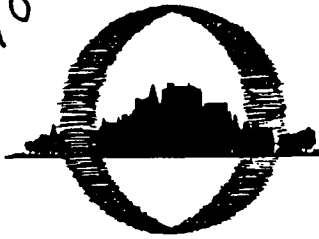
1. Separate Grading Plan approval is required for this project if grading will involve more than 50 cubic yards of material.
2. Storm water management must be provided, and a Storm Water Management fee will be applicable to any NEW areas of impervious surface.
3. ~~The existing curb out to the Frontage Road appears to be approximately 108 feet in width. The maximum allowed width is 32 feet and since the proposed retail business is a change of use, the curb out for this property must be brought into compliance as a condition of approval for the proposed commercial development. Restoration of curb & gutter for the reduced curb out is required concurrent with development.~~
4. ~~The proposed parking layout is not acceptable as it would require vehicles to back onto the Frontage Road to exit the property. An on-site turn around must be provided as part of the proposed development.~~
5. ~~A revised site plan should be required to address the comments in #3 & #4 above.~~
6. Concrete sidewalk is required along the entire frontage of this property. The Owner may request and execute a Pedestrian Facilities Agreement in lieu of constructed the required sidewalk concurrent with development of this property.
7. There is an executed Utility Connection Agreement for this Property. Payment of relevant charges is subject to the terms of the Agreement
8. Approval of a Revocable Permit is required for the proposed parking within the ROW.

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1

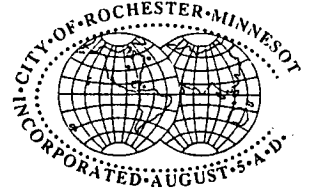
ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF
Olmsted

www.olmstedcounty.com/planning



TO: City Planning & Zoning Commission

FROM: Brent Svenby, Planner

DATE: December 31, 2002 **REVISED**

RE: Type III, Phase II Restrictive Development #02-54 Preliminary Plan by Paul Myrhom to construct a 3,520 square foot building (2 story) to be used for a retail business (bike shop). The property is located in the R-2 (Low Density Residential) zoning district and the address is 2311 South Broadway.

Planning Department Review

Applicant: Paul Myrhom
431 4th Avenue SE
Rochester, MN 55904

Consultant: Design Construction Options
Attn: Lisa Wiesner
3131 East River Road NE
Rochester, MN 55906

Property Location and Size: The property address is 2311 South Broadway.
The size is approximately 41,260 square feet.

Zoning: The property is zoned R-2 (Low Density Residential) district.

Adjacent Land Uses: North: Single family residential homes in the R-2 (Low Density Residential) zoning district.

South: Single family residential homes in the R-2 (Low Density Residential) zoning district.

East: Across South Broadway (Highway 63) is Wal-Mart which is zoned M-1 (Mixed Commercial-Industrial).

West: Single family residential homes zoned R-1 (Mixed Single Family Residential).

Summary of Proposal: The original proposal consisted of a building 44 foot by 48 foot 2 story building north of the existing house on the property. The proposed use of the

BUILDING CODE 507/285-8345 • GIS/ADDRESSING/MAPPING 507/285-8232 • HOUSING/HRA 507/285-8224

PLANNING/ZONING 507/285-8232 • WELL/SEPTIC 507/285-8345

FAX 507/287-2275



AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

79 /

building is that of a retail business to sell bicycles and accessories. The main floor of the building would be for retail sales while the second floor would be used for storage. The applicant wishes to relocate his existing business, Honest Bike Shop, to this location.

Currently the existing curb cut to the Frontage Road is approximately 108 feet in width. The maximum allowable curb cut is 32 feet in width. If this proposal is approved, the curb cut will need to be reduced to a 32 foot wide opening. The proposed parking layout does not meet standards on the zoning ordinance. Using the aerial photo and parcel maps it would appear that the proposed parking is actually in the right-of-way (see Exhibit A). On the proposed site plan the right-of-way line would be approximately a line drawn west of the proposed parking spaces (see Exhibit B).

According to the information submitted, the current business would be downsized approximately 30% by moving to this location. Signage and lighting would be consistent with an office use in the R-2 zoning district. The number of employees would consist of 1 full-time and 2 or 3 part-time employees. The hours of operation would be as follows:

Sunday	Closed
Monday	Closed
Tuesday	9am – 7pm
Wednesday	9am – 7pm
Thursday	9am – 7pm
Friday	9am – 6pm
Saturday	9am – 5am

The Council held a public hearing on December 9th. The public hearing was continued to allow time to review a revised site plan presented at the meeting and to meet with the neighbors. The revised plan proposes a 3,520 square foot (44' x 40') building instead of a 4,224 square foot building. The first floor of the building would contain 853 sq. ft of retail sales area, 344 sq. ft of storage, 246 sq. ft for a workshop and public restrooms. The second story would be used for storage.



The applicant worked with the City of Rochester Public Works Department on the access to the property. The revised site plan does provide an access that is okay with public works. Based on 853 sq. ft of retail sales area, 5 parking spaces are required which are provided on the site plan. However 2 of the required parking spaces are within the right-of-way of the Frontage Road and would require to be approved through a revocable permit granted by the City Council.

The location of the building still does not meet the typically setback in the R-2 zoning district. The building is located 20 feet from the right-of-way line of the front road. The typically front yard setback is 25 feet.

The applicant has previously stated that he would be downsizing his business from what he currently operates. However he is proposing to construct a 3,520 sq. ft building which is similar in size to the building (~3,600 sq. ft) in which the business is currently located. If the intention is to downsize the business the proposed building should not need to be similar in size to the current building.

History of the Property:

The previous owner of the property, prior to the property being annexed into City, operated a roofing company out of a building on the property. There was also outdoor storage of equipment used in the roofing company. According to aerial photos, it appears that the building was torn down sometime during late 1997 or early 1998. The building used for the roofing company was in approximately the same location of the proposed building.

Utilities:

Utilities are available to serve the property. The property is within the Golden Hill High Level Water System Area. The static water pressure within this property ranges from the low to mid 90's PSI. The builder will need to install a pressure-reducing device near to domestic water meter as required by the Minnesota Plumbing Code. Any utilities that need to be relocated because of the building will be

81 /

the cost of the applicant. There is an executed Utility Connection Agreement for this property.

Referral Agency Comments:

Rochester Public Works Department
Rochester Fire Department
RPU Water Division
Qwest
RPU Operations Division
MnDOT
Planning Dept- Wetlands Division

Attachments:

Location Map
Site Plans
Referral Comments (5 letter)
Letter from neighboring resident
Exhibits A & B

EXPLANATION OF APPLICATION AND REVIEW PROCEDURES:

The applicant is proposing to develop a retail trade business (bike shop) in the R-2 (Low Density Residential) zoning district. Since retail trade businesses are not a permitted use in the R-2 zoning district, the applicant has proposed the development by proceeding through the Restricted Development provisions.

The Restricted Development provisions of the Zoning Ordinance and Land Development Manual (Section 62.700) recognize that certain land uses which are generally not allowed within a given zoning district can, if regulated, "serve both the public interest and allow a more equitable balancing of private interests than that achieved by strict adherence to standard zoning regulations". This application requires a two step review process, consisting of a preliminary plan and a final plan. The preliminary plan phase follows the Type III, Phase II, procedure with a hearing before the Planning Commission and a hearing before the Council. The final plan phase follows the Type III, Phase III, procedure with a review before the Planning Commission and a hearing before the City Council.

The review of a Restricted Development is necessary to insure that it will not be of detriment to and is designed to be compatible with land uses and the area surrounding its location; and that it is consistent with the objectives and purposes of this ordinance and the comprehensive plan.

The Planning Staff offers the following comments concerning each of the 11 criteria (section 62.708) on which the Preliminary Development Plan is to be evaluated:

- (A) **Capacity of Public Facilities:** Utilities are available to serve the property. The property is within the Golden Hill High Level Water System Area. The static water pressure within this property ranges from the low to mid 90's PSI. The builder will need to install a pressure-reducing device near to domestic water meter as required by the Minnesota Plumbing Code. Any utilities that need to be relocated because of the

building will be the cost of the applicant. There is an executed Utility Connection Agreement for this property.

- (B) **Geologic Hazards:** This site is not known to contain any of the listed geologic hazards. No Wetlands are located on the site.
- (C) **Natural Features:** The proposed location of the building is on relatively level ground. To the west of the proposed building there is an existing retaining wall and the property slopes up from that point.
- (D) **Residential Traffic Impact:**
- a) The proposed use should not cause traffic volumes to exceed planned capacities on the existing roadway. The property gets its access of the frontage roadway of South Broadway which has a signalized intersection at 25th Street SW.
 - b) According to information submitted by the applicant, deliveries occur on average 2 times per week. Occasionally there is a delivery of large supply of bicycles. These deliveries would be delivered to storage units. The property takes its access from the frontage road of South Broadway.
 - c) The proposed development would create additional traffic during the evening hours on the frontage roadway which provides access to the property. There are a number of residential homes located on this roadway.
- (E) **Traffic Generation Impact:** The proposed use should not cause traffic volumes to exceed planned capacities on the existing roadway. The property gets its access of the frontage roadway of South Broadway which has a signalized intersection at 25th Street SW.
- (F) **Height Impacts:** The proposed height of the building is within the permitted height limits of the R-2 zoning district. Non-residential uses in the R-2 zoning district are allowed a maximum height of 24 feet.
- (G) **Setbacks:** The proposed building does not meet setback requirements consistent with other uses permitted in the R-2 zoning district. The proposed location of the building is setback only 20 feet from the right-of-way for South Broadway. The required front yard setback is 25 feet in the R-2 zoning district. The proposed building would need to be moved to the west 5 feet in order to be consistent with the front yard requirement found in the R-2 zoning district.
- (H) **Internal Site Design:** The proposed layout of the property does not meet standards of the City's Zoning Ordinance. The site plan identifies the parking for the use as being within the right-of-way of South Broadway. Currently the existing curb cut to the Frontage Road is approximately 108 feet in width. The maximum allowable curb cut is 32 feet in width. The site plan identifies a 24 foot wide opening for the proposed parking for the business and 12 foot wide opening for the driveway serving the home. Since parking for the proposal is shown in the right-of-way, approval of a Revocable Permit is required by the City Council.

- (I) **Screening and Buffering:** The proposed site plan provides an "E" bufferyard along the north property line. This bufferyard is consistent with what would be required for nonresidential uses adjacent to a single family residential unit in the R-2 zoning district.
- (J) **Ordinance Requirements:** The proposed parking layout does not meet standards in the City of Rochester Zoning Ordinance and Land Development Manual. According to the Zoning Ordinance, parking must be provided on the lot and not within right-of-way. Since parking for the proposal is shown in the right-of-way, approval of a Revocable Permit is required by the City Council.
- (K) **General Compatibility:** The proposed expansion does not seem compatible with the existing neighborhood. The surrounding properties are all used for single family residences. At one time this property had a commercial use on it, a roofing business, however the building housing the commercial use was torn down sometime during 1997 or 1998. Since that time the property has operated as a single family use. The proposed site plan does not conform with the standards of the zoning ordinance pertaining to setbacks and parking. Maybe the site could be redesigned with a smaller building and only be one story. With a smaller building and only being one story the use could be compatible with the neighborhood.

STAFF RECOMMENDATION:

Staff has reviewed this request in accordance with the applicable standards and provisions, as included in this report. Based upon the finding that the parking spaces proposed are within the right-of-way, the design of the parking does not meet the standards of the City of Rochester Zoning Ordinance and Land Development Manual and that the building doesn't meet the setback requirements, staff recommends denial of the proposed Restrictive Development preliminary plan application.

If the Council does approve this Preliminary Plan different findings to the criteria of Section 62.708 would need to be adopted by the Council. Conditions should be placed on the development that limits the amount of area designated for retail sales, parking within the right-of-way, stormwater management and pedestrian facilities.

CITY OF ROCHESTER
ZONING ORDINANCE AND LAND DEVELOPMENT MANUAL
EXCERPTS

62.706 **Standards for Approval, Preliminary Development Plan:** The Council shall approve a preliminary development plan if it finds that the development has addressed and satisfied all the criteria listed in Paragraph 62.708(1), or that a practical solution consistent with the public interest can be incorporated into the final development plan, or a modification for unmet criteria has been granted as provided for in Paragraph 62.712.

62.708 **Criteria for Type III Developments:** In determining whether to approve, deny, or approve with conditions an application, the Commission and Council shall be guided by the following criteria:

I. **Preliminary Development Plan Criteria:**

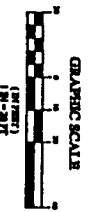
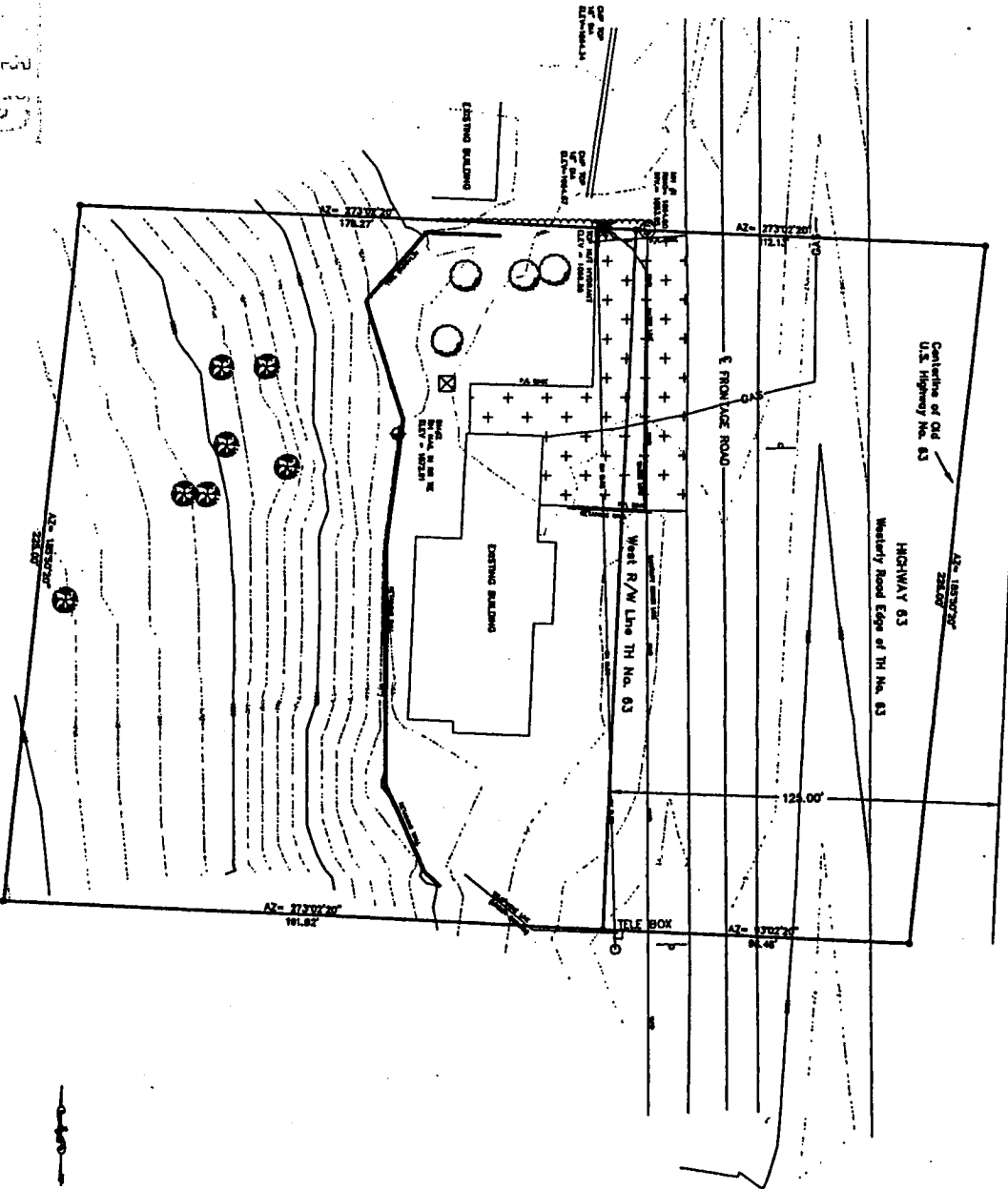
- A. **Capacity of Public Facilities:** The existing or future planned utilities in the area are adequate to serve the proposed development.
- B. **Geologic Hazards:** The existence of areas of natural or geologic hazard, such as unstable slopes, sinkholes, floodplain, etc., have been identified and the development of these areas has been taken into account or will be addressed in the Phase II plans.
- C. **Natural Features:** For developments involving new construction, the arrangement of buildings, paved areas and open space has, to the extent practical, utilized the existing topography and existing desirable vegetation of the site.
- D. **Residential Traffic Impact:** When located in a residential area, the proposed development:
 - 1. Will not cause traffic volumes to exceed planned capacities on local residential streets;
 - 2. Will not generate frequent truck traffic on local residential streets;
 - 3. Will not create additional traffic during evening and nighttime hours on local residential streets;
- E. **Traffic Generation Impact:** Anticipated traffic generated by the development will not cause the capacity of adjacent streets to be exceeded, and conceptual improvements to reduce the impact of access points on the traffic flow of adjacent streets have been identified where needed.
- F. **Height Impacts:** For developments involving new construction, the heights and placement of proposed structures are compatible with the surrounding development. Factors to consider include:
 - 1. Will the structure block sunlight from reaching adjacent properties during a majority of the day for over four (4) months out of the year;

85 /

2. Will siting of the structure substantially block vistas from the primary exposures of adjacent residential dwellings created due to differences in elevation.
- G. **Setbacks:** For developments involving new construction, proposed setbacks are related to building height and bulk in a manner consistent with that required for permitted uses in the underlying zoning district.
- H. **Internal Site Design:** For developments involving new construction, the preliminary site layout indicates adequate building separation and desirable orientation of the buildings to open spaces, street frontages or other focal points.
- I. **Screening and Buffering:** The conceptual screening and bufferyards proposed are adequate to protect the privacy of residents in the development or surrounding residential areas from the impact of interior traffic circulation and parking areas, utility areas such as refuse storage, noise or glare exceeding permissible standards, potential safety hazards, unwanted pedestrian/bicycle access, or to subdue differences in architecture and bulk between adjacent land uses.
- J. **Ordinance Requirements:** The proposed development includes adequate amounts of off-street parking and loading areas and, in the case of new construction, there is adequate landscaped area to meet ordinance requirements.
- K. **General Compatibility:** The relationship of the actual appearance, general density and overall site design of the proposed development should be compared to the established pattern of zoning, the character of the surrounding neighborhood and the existing land forms of the area to determine the general compatibility of the development with its surroundings.

TOPOGRAPHICAL SURVEY SECTION 14 T. 108 N. R. 14 W.

C/L R/W Line TH No. 63



LAND DESCRIPTION

Commencing at the SW corner of the NE 1/4 of Township 104, Range 14, County of Lincoln, Nebraska, thence East along the South line of said NE 1/4 a distance of 1598 feet to the center line of Trunk Highway No. 63, thence running North 2° East along the center line of said Trunk Highway No. 63, a distance of 1598 feet to a point of beginning containing a 2° angle, thence East a distance of 225 feet, thence West parallel with the South line of said NE 1/4 a distance of 280.4 feet, thence South 2° West a distance of 225 feet, thence East parallel with the South line of said NE 1/4 a distance of 280.4 feet to the place of beginning.

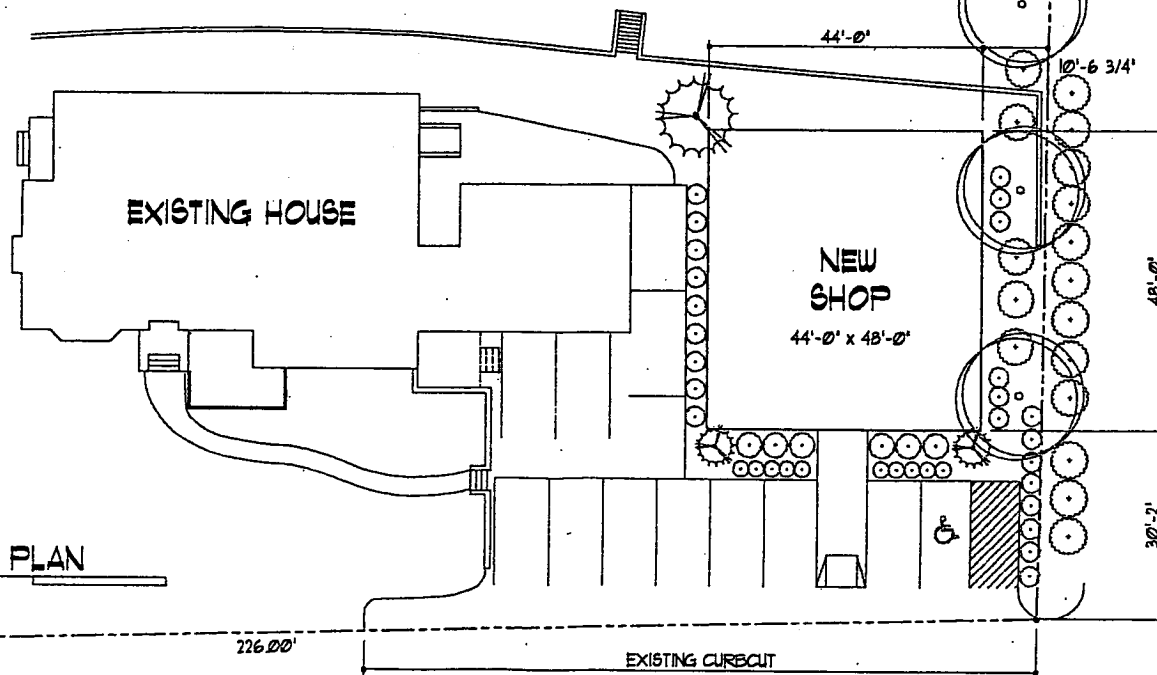
LEGEND

- BORN WITH PLAIN CO. STAMPED ALL-GROUND BY
- ROAD MONUMENT
- TELEPHONE BOX
- ⊗ SANITARY MANHOLE
- ⊗ FIRE HYDRANT
- UTILITY POLE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ ELECTRIC BOX
- TIE LINE
- BLACK CONTAIN
- CONCRETE TIE
- DECORATIVE TIE
- ENTIRE SURFACE

Engineering
Surveying
Planning
CGG INC.
1000 N. 10th St.
Lincoln, NE 68502
402.441.1111
FAX 402.441.1112
E-MAIL: info@cgginc.com

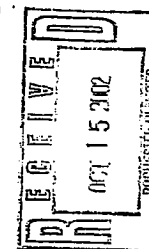
CODE INFORMATION

ZONING: R2
 SITE AREA: APPROX. 41260 SF
 GREEN SPACE (10%): APPROX. 37260 SF
 TRASH: TO BE ENCLOSED OR SCREENED
 FLOOR AREA RATIO: 18.23 %
 PARKING: 3 FOR EMPLOYEES + 1 VAN ACCESSIBLE + 7 FOR PATRONS = 11 TOTAL
 OCCUPANCY: M (1584 SF DEDICATED TO RETAIL SALES)
 CONSTRUCTION TYPE: VN
 BUILDING SIZE: 3799 SF (EXIST HOUSE) + 4224 SF (NEW RETAIL) = 7523 SF TOTAL
 SPRINKLERING: NO
 BUFFERYARD: 10' WIDE BUFFERYARD "E" ALONG THE NORTH PROPERTY LINE
 SIGNAGE: SIGN STANDARD A
 LIGHTING: STANDARD "A" PER SECTION 63.213 OF THE L.D.M.
 BUILDING HEIGHT: 19'-10 5/16'



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



HONEST BIKE SHOP
 PROPOSED NEW BUILDING
 2311 SOUTH BROADWAY, ROCHESTER MN

ALL EAST TOWN OF THE
 MINNAPOLIS
 PLAN (10/17/2006-2008)
 PLAN (10/17/2006-2008)

design
 construction
 options

A1

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

LISA A. MEYER

DATE: _____ REGISTRATION NO. 23569

88

Property Line

FRONTAGE ROAD



EXHIBIT A

CODE INFORMATION

ZONING: R2
 SITE AREA: APPROX. 41,260 SF
 GREEN SPACE (10%): APPROX. 3,280 SF
 TRASH: TO BE ENCLOSED OR SCREENED
 FLOOR AREA RATIO: 10.23 %
 PARKING: 3 FOR EMPLOYEES + 1 VAN ACCESSIBLE + 1 FOR PATRONS = 5 TOTAL
 OCCUPANCY: M (1584 SF DEDICATED TO RETAIL SALES)
 CONSTRUCTION TYPE: VN
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 SPRINKLERING: NO
 BUFFERYARDS: 10' WIDE BUFFERYARD "E" ALONG THE NORTH PROPERTY LINE
 SIGNAGE: SIGN STANDARD A
 LIGHTING: STANDARD 'A' PER SECTION 63.213 OF THE L.D.M.
 BUILDING HEIGHT: 19'-10" 5/16"

192.00'

224.00'

right of way line
 approximate location



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

EXISTING HOUSE

NEW SHOP
 44'-0" x 48'-0"

226.00'

EXISTING CURB CUT

Exhibit B

NORTH

RECEIVED
 OCT 15 2002
 REQUESTED CONSIDERED
 PLANNING DEPARTMENT

HONEST BIKE SHOP
 PROPOSED NEW BUILDING
 SOUTH BROADWAY, ROCHESTER MN

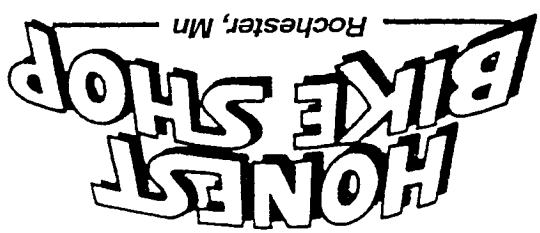
201 EAST BROADWAY
 ROCHESTER, MN 55901
 TEL: (507) 286-2800
 FAX: (507) 286-2805

design
 construction
 options

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 LISA S. WERNER
 DATE: _____ REGISTRATION NO. 15569

A1

90



431 4th Ave. S.E., Rochester, MN 55904
507-281-5645

Mission :

Downsize our current operation by about 30% to be a smaller operation of business

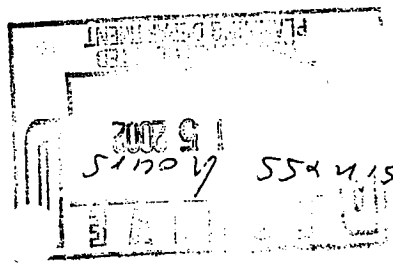
Employees 1 full time
2 or 3 part time

~~Hours of operation~~

Tues. 9-7
Weds 9-7
Thurs 9-7
Fri 9-6
Sat 9-5
Sun always closed
Mon always closed

No Rep Machines

Majority of Seasonal truck deliveries to be delivered to storage units at Lock Away Storage 282-9867



Lighted sign will not be lit past business hours



91 /

October 24, 2002

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Type III, Phase II, Restricted Development #02-54 by Paul Myhrom to construct a 4224 SF building to be used for a retail business at 2311 South Broadway.

Dear Ms. Garness:

Our review of the referenced Restricted Development Request is complete and our comments follow:

1. This property is within the Golden Hill High Level Water System Area. The static water pressure within this property ranges from the low to mid 90's PSI. The builder must install a pressure-reducing device near the domestic water meter as required by the Minnesota Plumbing Code.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention Bureau
Gale Mount, Building & Safety
Paul Myhrom
GGG, Inc.
Design Construction Options

92



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: October 29, 2002

TO: Jennifer Garness, Planning

FROM: Lyle Felsch, Deputy Chief

SUBJ: Type III, Phase II Restrictive Development #02-54 Preliminary Plan by Paul Myrhom for a new retail bike shop building, located at 2311 South Broadway.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
 2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 3. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
- c: Donn Richardson, RPU, Water Division
Paul Myrhom, 431 4th Avenue SE, Rochester, MN 55904
GGG Inc., 14070 Hwy 52 SE, Chatfield, MN 55923
Design Construction Options, 3131 East River Rd NE, Rochester, MN 55906

93 /

Rochester Building Safety Department

2122 Campus Drive SE
Rochester, MN 55904
(507) 281-6133
Fax (507) 287-2240

Memo

To: Jennifer Garness, Planning Department
From: Randy S. Johnson
CC: Paul Myrhom
GGG, Inc.
Design Construction Option
Ken Heppelmann, Plan Review Technician
Paul Armon, Plan Review Technician
Date: October 30, 2002
Re: Type III, Phase II Restrictive Development #02-54 Preliminary Plan by Paul Myrhom to construct a 4,224 square foot building (2 story) to be used for a retail business (bike shop). The property is located in the R-2 (Low Density Residential) zoning district and the address is 2311 South Broadway.

The above referenced project indicates new construction that is regulated under the Building Code and will require building permits.

The drawings provided appear to indicate that the proposed building is located near the property line and an existing house. Depending on the distance to the property line and the existing house, the proposed building and possible the existing house may need fire rated exterior walls and protected openings in accordance with the building code.

Also, the accessible parking space serving a building shall be located on the shortest accessible route of travel from the parking to the building entrance.

Complete plans and specifications, that are prepared and certified by the appropriate design professionals, are required to be submitted for review and a building permit prior to construction and occupancy.

Please let me know if you have and questions or concerns.

Thank You

94

ROCHESTER-OLMSTED PLANNING DEPARTMENT
 2122 CAMPUS DRIVE SE - SUITE 100
 ROCHESTER, MN 55904
 PHONE (507) 285-8232
 FAX (507) 287-2275

Date: October 17, 2002
 To: Agencies Indicated Below
 From: Jennifer Garness, Planning Department
 Subject: Type III, Phase II Restrictive Development #02-54 Preliminary Plan by Paul Myrhom to construct a 4, 224 square foot building (2 story) to be used for a retail business (bike shop). The property is located in the R-2 (Low Density Residential) zoning district and the address is 2311 South Broadway.

This application is scheduled for consideration by the City Planning and Zoning Commission on November 13, 2002, in the Council/Board Chambers of the Government Center, 151 4th Street SE. In order for the Planning Department to prepare a thorough review of this application, we would appreciate receiving your comments by **November 1, 2002**. You may also appear at the meeting if you so desire. Your cooperation and assistance is greatly appreciated. *If you have comments, in addition to forwarding them to the Planning Department, please send a copy to:*

Paul Myrhom
 431 4th Avenue SE
 Rochester MN 55904
 (507) 288-8888

GGG, Inc.
 14070 Hwy 52 SE
 Chatfield MN 55923
 (507) 867-1666

Design Construction Options
 3131 East River Rd NE
 Rochester MN 55906
 (507) 280-1998

City Agencies

1. Public Works
Richard Freese
2. Fire Department
Lyle Felsch
3. Crime Prevention
Darrel Hildebrandt, Gov. Center
4. Crime Prevention
Steve Woslager
5. RPU Operations Division
Mike Engle
6. RPU Water Division
Donn Richardson
7. Park & Recreation
Denny Stolz
8. Building Safety
Ron Boose
9. City Attorney
Dave Goslee
10. Downtown Dev. Dist.
Doug Knott
11. City Administration
Terry Spaeth
12. Susan Waughtal
Neighborhood Organizer
13. Transportation Planner
Charlie Reiter
14. John Harford, Planning Dept.

County Agencies

15. Health Department
Rich Peter
16. Public Works
17. GIS Division
Randy Growden
18. Environmental Resource
Services

Other Agencies

19. School Board
Jeff Kappers
20. Aquila
Neal Clausen
21. Aquila
Rory Lenton
22. Qwest
Julie Schletty
23. Charter Communications
24. MN DOT
Dale Maul
25. Post Office
Supervisor
26. MN DNR
Bob Bezek
27. SWCD
28. Peoples Coop
Rick Wellik
29. Peoples Coop
Sandy Sturgis
30. Township Officers
(for annexations only)
31. CUDE, Design Review Committee
Christine Schultze
32. MSHA
William Owen
(ONLY for mining, quarrying, sand & gravel operations)

*Qwest does not
 object. However, if
 tel cable needs to be
 moved - all charges
 will be billed to
 owner in advance.
 (The Weber)
 285-3634*

95 /

November 02. 2002

Rochester-Olmsted Planning Dept
2122 Campus Drive SE Suite 100
Rochester, MN 55904

RE: Type III, Phase II Restrictive Development #02-54
Preliminary Plan by Paul Myrom to construct a 4,224
square foot building (2 story) to be used for retail
business (bike shop). The property is located in the
R-2 (Low Density) Residential) zoning district and the
address is 2311 South Broadway.

Gentlemen:

The above should not be approved. When 2311 was zoned that way - the area was different. Basically when the roofing business closed, that property should have been rezoned to be compatible to the traffic and area we have now. The traffic from the twelve homes on 23rd ST, top of the hill cul de sac and 2nd Ave SW, and the others that use 23rd and the frontage road for access to highway 63 and the shopping center - a retail business will only make it worse.

A retail business would generate more traffic from buyers, salesmen, and deliveries. I doubt the frontage road was built for that much traffic and certainly the access to the frontage road off 63 is not good.

A two story building with that much square footage would lower the value of the house next to it and make it harder to sell and also affect the resale of the homes on 23rd.

We have to put up with the shopping center on the east side of Highway 63, the increased traffic and noise. Please keep things in perspective - keep the west side residential with no retail.

Sincerely yours,



Virginia M. Blakley
13 - 23 St SW
Rochester, MN 55902-2348

94

November 10, 2002

Rochester City Planning and Zoning Committee:

SUBJECT: Opposition the Type III - Paul Myrhom

I am definitely opposed to the thought of Paul Myrhom building a 4,224 square-foot building to be used for retail business in this area. This retail business would be very detrimental on all who live at Tamarisk. We have enough problems with noise and traffic and this would greatly increase that problem. We have many, many children in this area who like to run and play and this could cause some serious accidents, even deaths, with much more traffic. The value of our homes would decrease significantly, including the homes on Meadow Run Dr.

Perhaps Paul Myrhom should consider a building in the retail area across the street from Tamarisk, this would seem much more appropriate.

Sincerely,



Shirley Riley
5B Meadow Run Dr. S.W.
Rochester, MN 55902

Ms. Petersson agreed with Mr. Haeussinger.

Ms. Wiesner stated that every single piece of property that comes through an annexation is zoned to the R-1 zoning district classification.

Ms. Haeussinger stated that the applicant still needed to apply the findings through a rezoning.

Ms. Rivas stated that finding C clearly applies in other instances and this one that they are furthering the policies and goals to the comprehensive plan. It is still low density.

Mr. Burke stated that the overall zoning plan is transitional zones. Generally, you would not find R-1 along a higher classified roadway. The use of transitional zoning districts are used to buffer from roadways.

Mr. Staver expressed concern with the traffic impact. He stated that there are few access points into the entire area.

The Commission took a break to change meeting tapes.

The motion to approve failed 2-5, with Mr. Quinn, Ms. Rivas, Mr. Staver, Ms. Petersson and Mr. Haeussinger voting nay, and Mr. Ohly abstaining.

Discussion ensued regarding findings.

Mr. Haeussinger moved to recommend denial of Zoning District Amendment #02-12 by Century Pointe LLC based on the lack of evidence presented by the applicant as a basis to rezone the property. Ms. Petersson seconded the motion. The motion carried 5-2, with Mr. Burke and Ms. Wiesner voting nay and Mr. Ohly abstaining.

FINDINGS:

1. The findings or evidence was not presented by the applicant to support a rezoning.
2. Rezoning this property would not help furthering the policies and goals found in Chapter 2 and 3 of the of the Rochester Urban Service Area Land Use Plan.
3. It would not be appropriate on this property because it would not be compatible with the adjacent properties.

Ms. Petersson moved to recommend denial of General Development Plan #191, by Century Pointe, LLC to be known as Century Point Townhomes based on the denial of the zoning district amendment. Mr. Haeussinger seconded the motion. The motion carried 5-2, with Mr. Burke and Ms. Wiesner voting nay and Mr. Ohly abstaining.

Ms. Baker explained that the requests would be heard before the City Council on Monday, December 9, 2002, unless the applications were withdrawn.

* Type III, Phase II Restrictive Development #02-54 Preliminary Plan by Paul Myrhom to construct a 4, 224 square foot building (2 story) to be used for a retail business (bike shop). The property is located in the R-2 (Low Density Residential) zoning district and the address is 2311 South Broadway.

Ms. Wiesner stepped down as a Commissioner for this request.

Mr. Brent Svenby presented the staff report, dated November 8, 2002, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Svenby stated that the applicant submitted a letter tonight changing their plans to a smaller building. He explained that, if the applicant wanted the Commission and staff to review the new proposal, they would need to withdraw their current application and submit a new one with the proposal he handed out to the Commissioners tonight. He stated that a site plan was not submitted by the applicant this evening. One of the major issues was parking for the property being within the right-of-way of Broadway.

Mr. Haeussinger asked how many parking spots were required based on square footage.

Mr. Svenby responded that the site plan currently shows 11 spaces. He stated that they are required to have 1 space for every 200 square feet of floor area.

Mr. Svenby stated that the topographical survey shows that the right-of-way is 20 feet in front of house

The applicant's representative, Mr. Dave Patterson, of 1820 2nd Street SW, Rochester MN, addressed the Commission. He stated that the Restricted Development process was meant to add flexibility. He stated that the Boelman family owned the property for over 40 years. Mr. Myhrom purchased the property after selling his to the County. He purchased it with the idea that he could run his business and live at the residence at the same time.

Mr. Patterson stated that the request was compatible with the neighborhood. There is a M-1 zoning district to the east of the property. He stated that he did not agree with the staff report stating that the request was not compatible with the existing neighborhood and did not conform to the standards of the Zoning Ordinance. He stated that the purpose of the Restricted Development process was to be flexible.

Mr. Patterson stated that the surveyor told him that there was approximately 24 ½ feet from the garage and existing right-of-way. The new proposal given to the Commission tonight moved the bike shop back so that it is in alignment with the existing home.

Mr. Patterson disagreed with the Public Works statement calling for a 32 foot curb cut on the property, because they have a change of use. There is currently 108 feet of access to the front of the property. Public works believes it should meet the current standards of 32 feet. This would void the opportunity of doing any additional development onto the garage.

Mr. Patterson stated that they would move the new building back to be in alignment with the house to give 25 feet from the right-of-way.

Mr. Patterson stated that Public Works asked for a concrete sidewalk. He stated that a concrete sidewalk would be dead ended on both ends, as there is nothing on the existing frontage that it would be connected to.

Mr. Patterson asked that the requests be moved forward.

99 /

Mr. Quinn asked Mr. Patterson if he disagreed with Mr. Svenby's statement that he cannot have parking in the right-of-way.

Mr. Patterson replied that it is what the Zoning Ordinance states. Therefore, they would move the building back so that they could get the majority of the parking out of the right-of-way.

Mr. Quinn stated that, if it was moved back, it would only pick up 5 parking spots.

Mr. Patterson stated that, if they moved the building back, they would have the existing parking spaces across the front and a portion of them may extend into the right-of-way. He stated that, since it was not an office building, he questioned why they would need 11 spaces. He indicated that there would only be 2 to 3 part-time workers.

Mr. Staver asked if parallel parking was allowed on the street.

Mr. Svenby responded no.

Mr. Haeussinger asked what would prevent Mr. Myhrom from moving the building back further to get away from parking in the right-of-way.

Mr. Patterson replied that it would be a cost factor.

Mr. Ohly stated that the existing site plan was not acceptable due to parking and revised plans. He indicated that a new site plan needed to be submitted.

Mr. Svenby responded that staff would need to review a revised site plan. He explained that they may prepare different findings based on the revisions, since he prepared the staff report based on the materials submitted at time of application. Staff and the Commission did not receive any revised plans until several minutes before the meeting began. He explained that the Commission needed to take action on the request before them and not on something that was just given to them right before the meeting.

Mr. Ohly asked if it were better for the applicant to withdraw the application and resubmit one with revised plans.

Mr. Svenby responded yes.

Discussion ensued regarding process of resubmitting an application.

Mr. Patterson stated that he wanted to move forward as he wanted to start construction this winter.

Mr. Ohly stated that he did not feel that the Commission could vote on the application before them and the revised plans given to the Commission before the meeting.

Mr. Patterson stated that they would move the building back so that it is in alignment with the existing house and work with staff to come up with the appropriate parking spaces based on the actual usable retail space and move forward. He explained that tabling or withdrawing the application is detrimental to their process.

Ms. Rivas stated that part of the Restricted Development process is having an accurate site plan. She explained that they could not just approve it.

Mr. Patterson explained that it would go through a preliminary and final plan.

Mr. Burke asked if the applicant could do a preliminary and final plan at the same time.

Mr. Svenby explained that the issue is that staff needs to review a site plan that works. He stated that he could not see moving the request forward with the conditions saying that "they will work with staff on resolving parking issues." They could get to a point where there is no possibility that parking works on the site.

Mr. Staver stated that they may not have enough information to approve or deny procedurally.

Mr. Svenby stated that he reviewed the information submitted to the Planning Department. In order for staff to have a fair review of the proposed changes, they would need to start the process over again and revise the site plan (but still begin back at the preliminary stage of the site).

Mr. Ohly asked if there was any reason he could not submit the information at the final plan stage.

Mr. Svenby stated that the Ordinance allows the applicant to request waiver of the final plan. However, only the City Council could waive it if they felt they submitted enough information.

Ms. Baker explained that the Commission had an obligation to hold the public hearing. The application before the Commission was reviewed and submitted one month ago. If the applicant wants to amend the application, they would need to file new plans with the Planning Department so that they could circulate the new plans to all the referral agencies. Staff can not respond to hypothetical issues.

Ms. Baker explained that the driveway access issue needs to be discussed with the public agencies. She indicated that waiving the standard of a 32 foot driveway opening to allow for an 108 foot opening may not be acceptable with Public Works. If the applicant cannot get their site to work out with that change, they may need to look at additional revisions to the property and reducing the size of the building.

Ms. Baker stated that staff discussed that the size of the building seems to dominate the use of the property more so than it is a compliment to the property. The Restricted Development process is not intended to wipe clean all zoning regulations so that anything can be proposed.

Ms. Baker explained that the Planning Department does not have adequate information.

Mr. Patterson asked, if the Commission recommended denial of the application, would it proceed to the City Council.

Ms. Baker responded yes.

Mr. Patterson stated that the ultimate decision would be made by the City Council so the Commission could do whatever they wanted.

Ms. Rivas stated that the City Council would make a decision on what you originally proposed and have a site plan for.

Mr. Patterson stated that they would give an amended final design to the City Council.

Mr. Einer Hansen, of 124 23rd Street SW, Rochester MN, addressed the Commission. He stated that he called the state since they owned the street at one time. The state told them that they gave it to the County when they put in the 4-lane. It is considered a service drive and is only 25 feet wide. There is no parking on either side. The County gave the road to the City a few years ago. The traffic control engineer told him that they could not use a driveway for parking when you have a business. Also, they cannot back out of the parking space onto a roadway. There has to be a separate entrance.

Mr. Hansen expressed concern with the added traffic and safety of children riding their bikes on the road.

Mr. Robert Riggs, of 2307 Highway 63 S, Rochester MN, addressed the Commission. He stated that the reason that the right-of-way is back so far is due to the ditch. Blacktop was put there the fall of 1997. The Bojac Roofing building was torn down the fall of 1997. There was no blacktop, except for up to the driveway for the house, prior to 1997.

Mr. Riggs stated that he purchased the lot next to the business because he knew it was going away. Clarence was elderly and knew he was going to sell it to his son-in-law, therefore, loosing the grandfather clause and have the property revert back to residential.

Mr. Riggs stated that he did not want a building that is twice the size of his home to be so close. He expressed concern with parking and safety of children and parents walking. He explained that there is a walkover bridge that goes over to Walmart. He stated that there is plenty of commercial property across the Highway and that the proposal does not fit into the neighborhood.

Ms. Karen Machlica, of 119 23rd Street SW, Rochester MN, addressed the Commission. She stated that 18 people sitting in the audience for 6 ½ hours shows that they do not want a business in their residential area. She explained that the frontage road is very narrow and expressed concern with the safety of children and adults walking along the frontage road.

Ms. Petersson asked how long she had lived in the area.

Ms. Machlica responded 10 years.

Ms. Amy Johnson, of 12 23rd Street SW, Rochester MN, addressed the Commission. She stated that she lives three houses away from the proposed use and has lived there for 10 years. She stated that the service road is extremely narrow and already has safety concerns with people walking their animals, etc. She stated that two cars cannot meet on the road without one stopping to let the other go by first. She stated that snow gets pushed into that service road during winter, which brings additional safety concerns.

Mr. Darryl Peterson, 104 23rd Street SW, Rochester MN, addressed the Commission. He stated that the applicant is not only asking for a zoning change, but also a variance to the right-of-way and number of parking spots. He expressed concern with the already constrictive frontage road, especially in winter. He explained the safety hazards with regard to traffic and

pedestrians. He stated that the original drawing of the pitch of roof is different than the one showed by Mr. Patterson tonight.

Mr. Myron Jostock, of 2301 2nd Avenue SW, Rochester MN, addressed the Commission. He stated that his home was one of the first homes that was built in the area. He expressed concern with the additional traffic. He stated that he agreed with what all the other neighbors stated above.

Ms. Melissa Uhlmann, of 123 Meadow Run Drive SW, Rochester MN, addressed the Commission. She stated that she appreciated the Commission listening to the public and the decisions they make. She stated that she was disturbed that Mr. Patterson spoke insolently whether the Commission had a voice in making a recommendation to the City Council on the proposal.

Ms. Uhlmann stated that it was not a personal issue towards Mr. Myhrom. She submitted a petition of 54 signatures opposing the proposal. She presented the petition to the Commission. She expressed concern with the already congested frontage road. She explained that are already safety concerns with walking along the frontage road. Also, snow removal is pushed into the frontage road during winter.

Ms. Uhlmann stated that the proposed sidewalk would help to get people to the pedestrian bridge. Also, people trying out bikes could use the sidewalk. She stated that the previous roofing business did not bring in customers. A retail bike shop does. She stated that Highway 63 is the buffer between residential and commercial. It would take away from the residential area to put a retail business in it.

With no one else wishing to be heard, Mr. Staver closed the public hearing.

Mr. Burke asked if applicant were to meet all the criteria for parking, would the proposed building fall within the zoning regulations.

Mr. Svenby responded that, in the R-2 zoning district, it could be built if it met the rest of the criteria (which includes general compatibility) and approved by the City.

Ms. Rivas moved to recommend denial of Type III, Phase II Restrictive Development #02-54 Preliminary Plan by Paul Myrhom based on staff-recommended findings. Mr. Quinn seconded the motion.

Ms. Petersson stated that a previous business was placed there and Mr. Myhrom bought the land with the plan in mind to have a business located there as well.

Mr. Staver agreed with Ms. Petersson and wished that there could be a workable solution.

Ms. Rivas stated that the proposal was not compatible with the neighborhood and posed a safety concern.

The motion carried 6-1, with Ms. Petersson voting nay and Ms. Wiesner abstaining

Ms. Baker explained that the proposal would go before the City Council on Monday, December 9, 2002 sometime after 7:00 p.m.

103 -
December 30, 2002

John Hunziker
2828 Mayowood Commons Street S.W.
Rochester, MN 55902

Re: Paul Myhrom's Request for
Conditional Use Permit

Dear John:

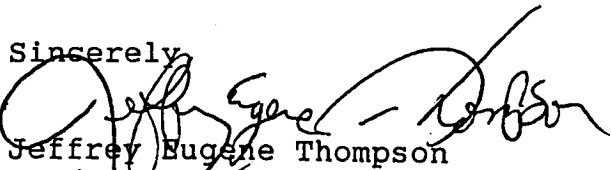
I am writing you this letter in support of Paul Myhrom's request for a Conditional Use Permit to build a bike shop.

As I mentioned to you previously, my uncle, Herbert Whynaucht built the house that Mr. Myhrom just purchased back in the 50's. Subsequent to the Whynaucht's ownership, my recollection is that there have only been two owners, both of whom have had businesses located on the property. The most recent owner had a roofing and a day care center for many years.

As you know, the County recently purchased the existing bike shop property from Paul Myhrom for parking purposes. As there is an acute parking shortage around the Government Center, I feel we were very fortunate to acquire this property for future parking and that the transaction with the Myhrom's went very smoothly. If Mr. Myhrom had thought he would not be able to build a bike shop, I doubt very seriously that he would have sold the property to the County.

If I can be of any further assistance on this from the historical prospective on this property, please let me know.

Sincerely,


Jeffrey Eugene Thompson
JET/gjt

cc: City Council Members

104